



Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

February 5, 1992

Mr. & Mrs. Dwight A. Buell  
2531 Wycliffe Road  
Baltimore, MD 21234

RE: Item No. 296, Case No. 92-275-A  
Petitioner: Dwight A. Buell, et ux  
Petition for Administrative Variance

Dear Mr. & Mrs. Buell:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a review by Zoning personnel.

Zoning Plans Advisory Committee Comments  
Date: February 5, 1992  
Page 2

2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.

3) Attorneys and/or engineers who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the loss of filing fee.

Very truly yours,

*W. Carl Richards Jr.*  
W. Carl Richards  
Coordinator

WCR:jw

Enclosures

Baltimore County Government  
Office of Zoning Administration  
and Development Management  
Office of Planning & Zoning

111 West Chesapeake Avenue  
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 17th day of January, 1992.

*Arnold Jablon*  
ARNOLD JABLON  
DIRECTOR

Received By:  
*W. Carl Richards Jr.*  
Chairman,  
Zoning Plans Advisory Committee

Petitioner: Dwight A. Buell, et ux

Petitioner's Attorney:

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: February 4, 1992  
Zoning Administration and  
Development Management

FROM: Gary L. Kerns, Chief  
Comprehensive and Community Planning  
Office of Planning and Zoning

SUBJECT: LeBrun Property, Item No. 301  
Jackson Property, Item 300  
Buell Property, Item 296  
Loncala Property, Item 291  
Knoll Property, Item 290  
Trustees Cedar Grove V.M. Church, Item No. 289  
Hoffman Property, Item 285  
Brooks Property, Item 283

In reference to the Petitioners' request, the staff offers no comments.

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3211.

Report prepared by:  
*Jeffrey Long*  
Jeffrey Long

GLK/JL:rdn  
ITEM301/XTTROZ

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21204-5500

(301) 887-4500

JANUARY 30, 1992

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204

RE: Property Owner: DWIGHT A. BUELL AND LILLIE BUELL  
Location: #2531 WYCLIFFE ROAD  
Item No.: 296 Zoning Agency: JANUARY 28, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *[Signature]* Noted and Approved  
Planning Group Fire Prevention Bureau  
Special Inspection Division

JP/KEK

BALTIMORE COUNTY  
ECONOMIC DEVELOPMENT COMMISSION

Memoandum

TO: Julie Winiarski  
Office of Zoning Administration and  
Development Management

FROM: A. J. Haley, Deputy Director  
Economic Development Commission

DATE: January 29, 1992

RE: Zoning Advisory Comments for Meeting of January 28, 1992

This office has no comment for items 285, 286, 289, 290, 291, 292, 293, 294, 295, 296 and 297.

RECEIVED  
JAN 30 1992  
ZONING OFFICE

92-275-A

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director DATE: February 13, 1992  
Zoning Administration and Development Management

FROM: Robert W. Bowling, P.E.

RE: Zoning Advisory Committee Meeting  
for January 28, 1992

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for items 285, 289, 290, 291, 293, 294, 295 and 296.

For Items 286 and 292 County Review Group Meetings will be required.

For Item 297, the previous County Review Group Comments still remain valid.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

92-275-A 2-18

BUREAU OF TRAFFIC ENGINEERING  
DEPARTMENT OF PUBLIC WORKS  
BALTIMORE COUNTY, MARYLAND

DATE: February 18, 1992

TO: Mr. Arnold Jablon, Director  
Office of Zoning Administration  
and Development Management

FROM: Rahee J. Famili

SUBJECT: Z.A.C. Comments

Z.A.C. MEETING DATE: January 28, 1992

This office has no comments for item numbers 285, 290, 291, 292, 294, 295 and 296.

*Rahee J. Famili*  
Rahee J. Famili  
Traffic Engineer II

RJF/lvd

296

I, PAUL LONSDALE, residing at 2525 Wycliffe Road, Baltimore, MD. 21234, have reviewed plat plan extension for 2531 Wycliffe Road, Baltimore, MD. 21234, and have no objections to proposed construction.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this 15th day of January, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Paul Lonsdale

Paul F. Lonsdale

I, Mary Beth Lonsdale, residing at 2525 Wycliffe Road, Baltimore, MD. 21234, have reviewed plat plan extension for 2531 Wycliffe Road, Baltimore, MD. 21234, and have no objections to proposed construction.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this 15th day of January, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

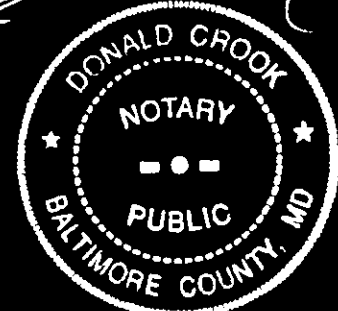
Mary Beth Lonsdale

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiants(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

January 15, 1992

date



NOTARY PUBLIC  
DONALD CROOK  
My Commission Expires: May 14, 1994

296

I, Steven McElroy, residing at 7408 Park Drive, Baltimore, MD. 21234, have reviewed plat plan extension for 2531 Wycliffe Road, Baltimore, MD. 21234 and have no objections to proposed construction.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I Hereby Certify, this 15th day of January, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, Personally appeared

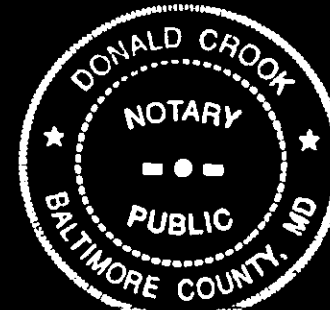
Stephen McElroy

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiants(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

January 15, 1992

date



NOTARY PUBLIC  
DONALD CROOK  
My Commission Expires: May 14, 1994

296

I, Merle Bowers, residing at 2529 Wycliffe Road, Baltimore, MD. 21234, have reviewed plat plan extension for 2531 Wycliffe Road, Baltimore, MD. 21234, and have no objections to proposed construction.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this 15th day of January, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Merle Bowers

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiants(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

January 15, 1992

date



NOTARY PUBLIC  
DONALD CROOK  
My Commission Expires: May 14, 1994

296

I, Thomas Hoffman, owner, 2527 Wycliffe Road, Baltimore, MD. 21234, have reviewed plat plan extension for 2531 Wycliffe Road, Baltimore, MD. 21234, and have no objections to the proposed construction.

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:  
I HEREBY CERTIFY, this 15th day of January, 1992, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Thomas Hoffman

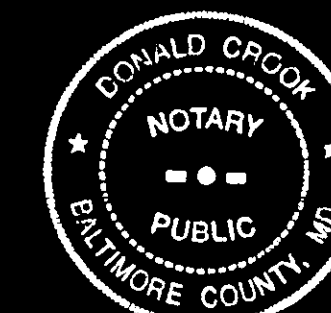
Thomas J. Hoffman

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiants(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

January 15th 1992

date

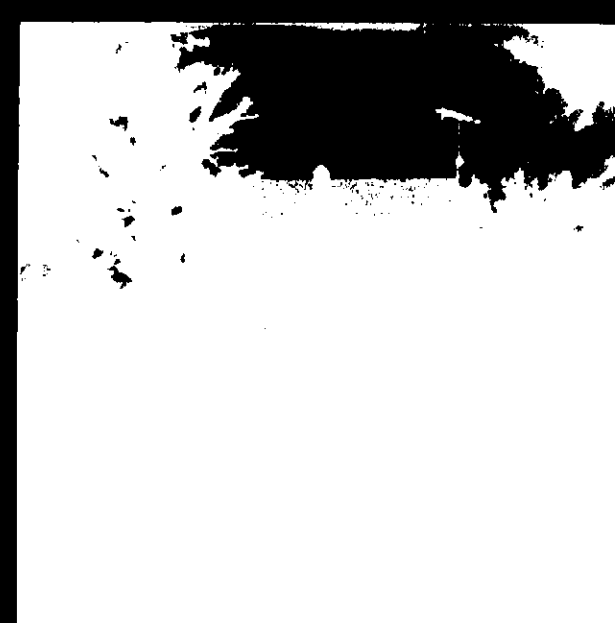


NOTARY PUBLIC  
DONALD CROOK  
My Commission Expires: May 14, 1994

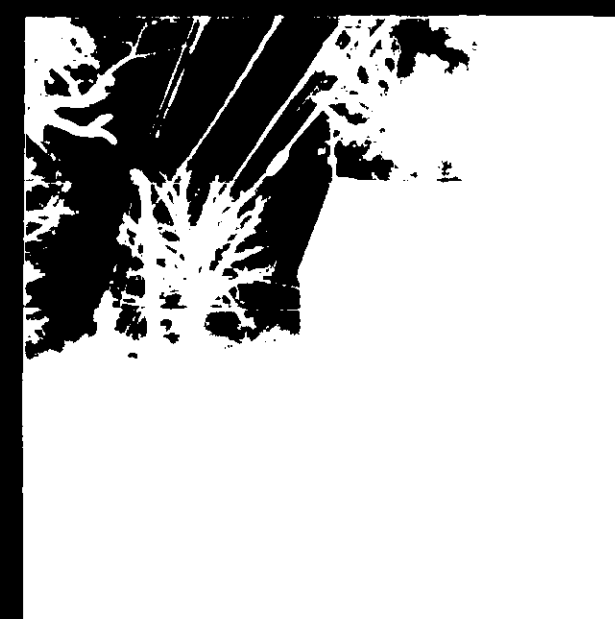
296



FRONT 296

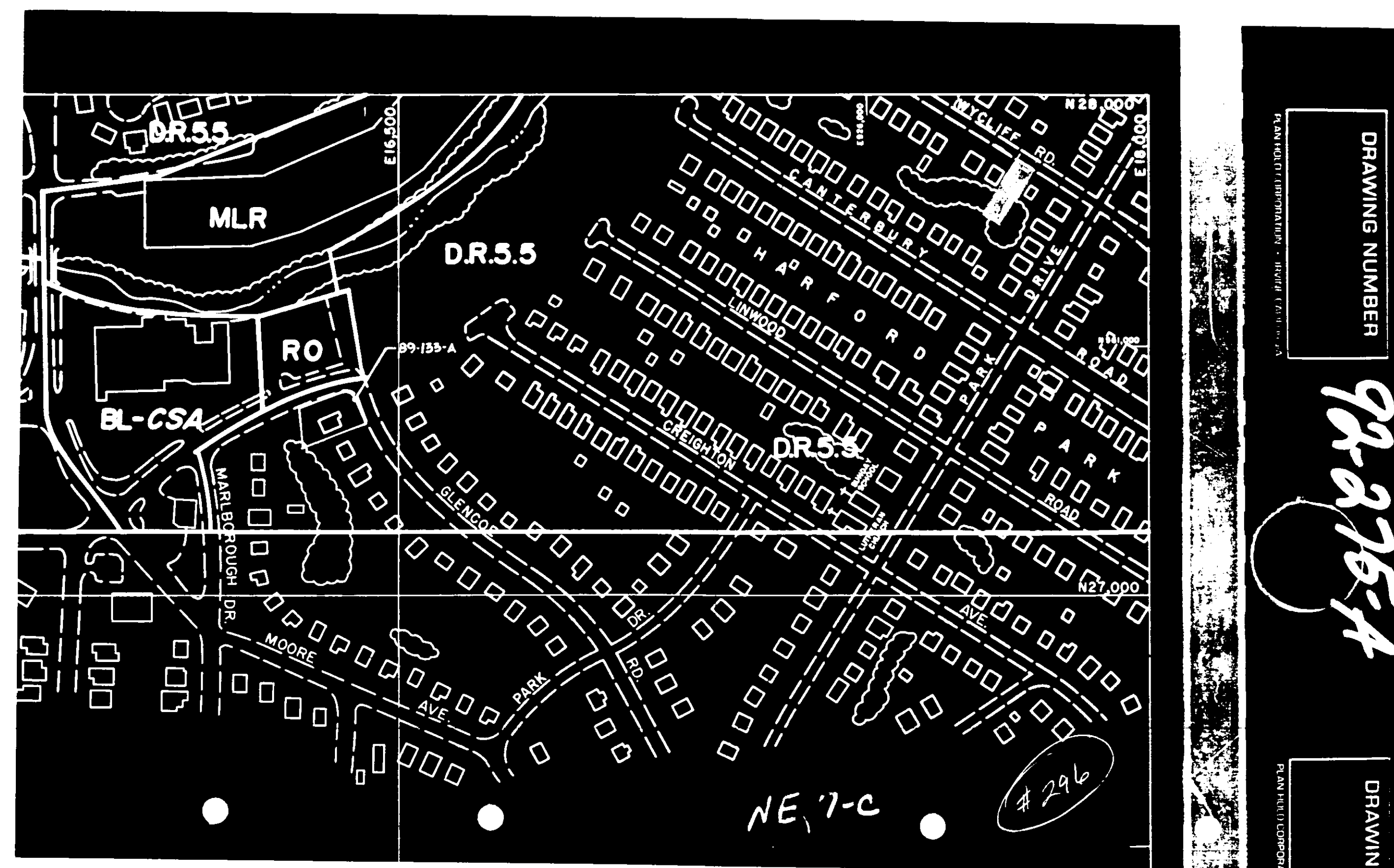


BACK 296



296 LEFT SIDE





PLAT TO ACCOMPANY PETITION FOR ZONING ☒ VARIANCE ☐ SPECIAL HEARING

PROPERTY ADDRESS 2531 WYCLIFFE ROAD

SUBDIVISION NAME HARFORD PARK

PLAT BOOK • 5 , FOLIO • 62 , LOT • 76, 77, 78 , SECTION • A

OWNER: DWIGHT & LILLIE BUELL

DATE: 1-5-92

PREPARED BY: DWIGHT BUELL

SCALE OF DRAWING: 1" = 20'

INFORMATION TAKEN FROM  
SECTION "A" HARFORD PARK  
W.P.C. No. 5-62  
SCALE-1"=1000' VICINITY MAP

LOCATION INFORMATION

COUNCILMANIC DISTRICT: 4

ELECTION DISTRICT: 9

1"=200' SCALE MAP :: NE7-C

ZONING : D.R.-5.5

LOT SIZE: .143 6,250  
ACRES SQUARE FEET

SEWER: ☒ PUBLIC ☐ PRIVATE

WATER: ☒ PUBLIC ☐ PRIVATE

CHESAPEAKE BAY  
CRITICAL AREA

PRIOR ZONING HEARINGS

ZONING OFFICE USE ONLY

REVIEWED BY: DA ITEM #: 296 CASE #:

